



COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

PLANNING

HEARING DATE: August 26, 2010

TIME: 2

ITEM NO.: 10:20a.m.

TO: Planning Commission

FROM: Development Review Committee

DATE: August 18, 2010

SUBJECT: Conditional Use Permit Modification (PCPM 20090345)
CEMEX Patterson Sand and Gravel Mine Expansion Project

PLAN AREA: Placer County General Plan

PLAN DESIGNATION: Agriculture / Timberland 20-acre minimum

ZONING: F-B-X-MR-SP 20 ac. min. (Farm, combining Mineral Reserve, combining Special Purpose, combining 20 minimum Building Site of acres)

STAFF PLANNER: Alex Fisch, Associate Planner

LOCATION: The project is located on Camp Far West Road approximately three miles northeast of Sheridan, north and south of the Bear River, with approximately 496 acres of the mine property located in Placer County and 240 acres of the mine property located in Yuba County.

APPLICANT: Braiden Chadwick on behalf of CEMEX Construction Materials L.P.

PROPOSAL: The applicant requests approval of a Conditional Use Permit Modification to amend the timing and phasing requirements for implementation of six project Conditions of Approval / Mitigation Measures for the CEMEX Patterson Sand and Gravel Mine Expansion Project. The proposal would modify the timing and phasing requirements for Condition 2A (Permanent Conservation of Farmland), Condition 63 (Implement Electric Powered Conveyor Belt), Condition 64 (Convert Diesel Powered Water Pump to Electric), Condition 29 and 83 (Implement Mitigation Measure R11-1), and Condition 88 (Mitigation for Sensitive Habitats).

HEARING CONTINUANCE: Due to insufficient legal notice (properties located within 300 feet of portions of the mine site located in Yuba County did not receive notice), this item must be continued to the September 23, 2010, hearing. Staff respectfully requests that the Commission approve a motion to grant the continuance.